

EL CAMINO REAL

ATTACHMENT 3
Page 1 of 3

PLANTER

FRONT

ADJACENT BLDG
ROOF HEIGHT 24'

ROOF HEIGHT 11'

24'-0"

8'-0"

ADJACENT BLDG
ROOF HEIGHT 17'

169'-0"

100'-0"

SCALE: 1" = 15'-0"

SITE PLAN

September 19, 2003

Su Tong
970 W. El Camino Real
Sunnyvale, CA 94087
(408) 733-1878

University of East-West Medicine Submission for Use Approval

Overall description of the use of proposed facilities:
Classroom

Hours:

Classrooms: Monday – Friday, 6 PM – 10 PM (4 hours/night, 20 hours/week)
Student Practice Clinic: Daily, 9 AM – 6 PM (9 hours/day, 63 hours/week)

Number of Students:

53 (approximately 15 students per class)

Number of Employees:

5 Office Staff
2 Teaching (1 classroom instructor, 1 Student Clinic instructor)

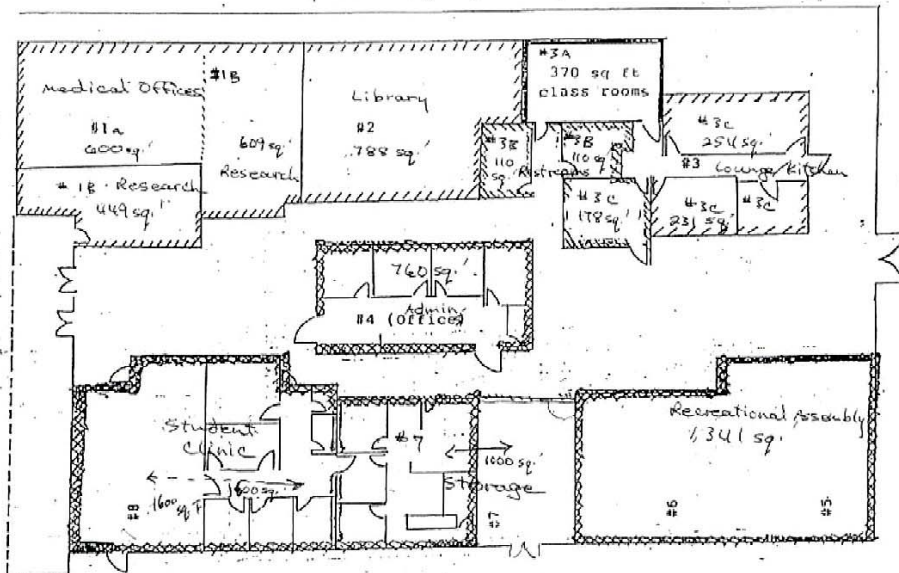
Floor Plan:

Space	Proposed Use	Square Footage
#1a	Medical Offices	600
#1b	Research	1,058
#2	Library	788
#3a	Classrooms	370
#3b	Restrooms	220
#3c	Lounge/Kitchen	663
#4	Offices/Admin.	760
#5, #6	Recreational Assembly	1,341
#7	Storage (For Chinese herbs, medical and cleaning supplies, and linens)	1,000
#8	Clinic Rooms (Student Clinic)	1,600

7/19/03

FLOOR PLAN

Mountain View ← West El Camino Road → San Jose





UNIVERSITY OF EAST - WEST MEDICINE

Dear Christine,

The University of East-West Medicine would like to expand the hours of operation from previous 6:30PM-10:30PM weekdays, 9:00AM-5:00PM weekends to 9:00AM-10:00PM weekdays, 9:00AM-5:00PM weekends.

History of the Facility

Before the owner Su Fang Tong and Ying Qiu Wang, there is homeless people had makeshift bedding with carton boxes and lots of fast food cartons tossed everywhere inside and outside 970 W. El Camino Real. After Su and Ying moved in, they remodeled the whole building and changed it to an education facility. This upgrades the neighborhood, and with his retrofitting it improves the business in the neighborhood and increase the value of business properties around him.

About the University

The University of East-West Medicine is the only school offer Master's degree curriculum in Traditional Chinese Medicine (Acupuncture, Herbology, Massage, Energetic excises) in the south Bay Area. Our teaching clinic provides affordable health services serving the San Francisco bay area, extending low-cost health-care to senior citizens, hospices, low-income families, and the community at large. Our goal is to provide higher education as well as health services to our community. The university attracts many holistic medicine doctor come to Sunnyvale to teach and provide health care for our local community. We are member of Chamber of Commerce.

Parking Issue

Planning analysis showed our own propriety are short in parking for expand the hours of operation. We have come up some way to solve the problem.

1. Since we serving majority low-income families and senior citizens, around 50% of the patients come by public transportation or group bus from senior center. (Base on our clinic survey)
2. The University is located on the main road in Sunnyvale, the transportation access is very easy, bus 22 stop in front of our building. Over 30% of our student already using public transportation to come to school. (Base on our student survey)
School also gives up to \$30 dollars reimbursement each month to encourage student use public transportation.
3. To minimize share parking with other tenants, the university plan occupy the entire building (Please see floor plan). Currently there only one other tenant left (using 450sq), his term is ending next year. Propriety owner is not planning to rent to any other tenant beside the university.
4. The University signed an agreement with Crosswalk Community Church located at S. Mary Ave. Sunnyvale. Since the church have most of their fellowship and meetings at night and weekends, they decided provide 30 free parking spaces to University of East-West Medicine Monday through Friday, between 9:00AM



UNIVERSITY OF EAST - WEST MEDICINE

5. The University signed a share parking agreement with the owner of 964-952 W. El Camino Real, Sunnyvale, John Property, located right side of our location. To allow us use all the parking they have (28 in front of the building, 30 behind the building). Since their propriety does not a direct drive way or walk way to their rear parking, none of the customer drive to their rear parking. There are always at least 20 empty parking spaces available at the rear. (Please see attachment)
6. The University signed an agreement with the owner of 939 W. El Camino Real, Sunnyvale (across the street from our building). They total have 107 parking spaces, 69 at in the front and 38 are at the rear. The owner decides to provide 10 free parking to University of East-West Medicine with no time limitation. (Please see attachment)
7. The University signed an agreement with the owner of 625 S. Mary Ave. Sunnyvale (left side from our building). They total have 33 parking spaces, 10 in the front, 12 on the left and 11 on the right side of its building. The owner decides to provide 23 parking spaces on the left and right side of the building for the university with no time limitation. (Please see attachment)
8. The University have a verbal agreement with 950 W. El Camino Real which able to provide 35 extra parking space, at this time we are trying to find the owner and ask for a written agreement. (Please see attachment)
9. The University will give out a parking map during each registration to point out where can student and staff park. (A sample of parking map is enclosed) We will enforce parking policy by ask our administrative staff daily check the parking areas before classes started, to find out if there is any student not following the policy. This duty is listed in administrative staff job description.
10. The University had developed a parking policy and procedures. Student can only park in the "student parking" area showed on the parking map give out during each term's registration. Student who does not follow the university policy will be warned the first and second time and will record in the student's file. If student violate parking policy more then twice, student may place on probation, suspend or expel according to student conduct. (a sample of Academic Policies - Student Conduct is enclosed)

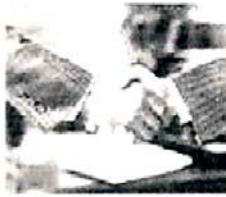
We also receive support from our business and residential neighbors. (Copies of neighbors support is enclosed) If you have any question feel free to contact me at (408) 733-1878

Sincerely,

Jerry Wang

Director of Administrative Affairs

970 W. El Camino Real • Sunnyvale • California 94087 • Tel: 408.733.1878 • 510.226.7388 • Fax: 408.992.0448
www.uewm.edu • e-mail: info@uewm.edu



ATTACHMENT 4
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AGREEMENT

This is an agreement between The Crosswalk Community Church and the University of East West Medicine both located in Sunnyvale, California.


The mission of The Crosswalk Community Church is to introduce people to Jesus Christ as Lord, and help them grow in their faith. The University of East West Medicine's objective is to improve and enrich the lives of others while educating them in Traditional Chinese Medicine. We believe that, as good neighbors and organizations interested in community outreach, we can help each other.

For the mutual benefit of both parties, we agree to the following terms:

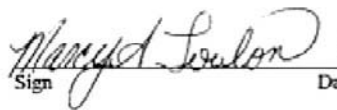
- The University of East-West Medicine will post information for the Crosswalk Community Church.
- The University of East-West Medicine clinic will offer five free treatments per month for Crosswalk Community Church staff members.
- The Crosswalk Community Church will provide 30 free parking spaces to University of the East-West Medicine Monday through Friday, between 9:00am until 6:00pm.

In case either party wishes to modify or discontinue this arrangement, both the University of East West Medicine and The Crosswalk Community Church agree to allow modification or discontinuation on the basis of the other party's notification of it's wishes in writing.

On behalf of each organization, the undersigned agree to the terms detailed above, effective immediately upon signing by both parties.


Sign _____ Date 5/22/02

Jerry Wang
Director of Administrative Affairs
University of East West Medicine


Sign _____ Date 5/22/02

Marcy Toulon
Office Administrator
Crosswalk Community Church

AGREEMENT


This is an agreement between John MacGowan Property and the University of
Name and location
East-West Medicine both located in Sunnyvale, California.

For the mutual benefit of both parties, we agree to the following terms:

1. The University of East-West Medicine clinic will offer two free treatments per month for John Mac Gowan or assigns.
Name and location
2. The University of East-West Medicine will provide free sharing parking spaces to John MacGowan Property with no time limitation.
Name and location
3. The John MacGowan Properties will provide free sharing parking
Name and location
spaces to University of East-West Medicine with no time limitation.

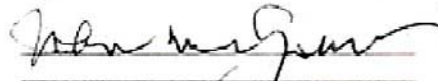

In case either party wishes to modify or discontinue this arrangement, both the University of East-West Medicine and John MacGowan agree to allow
Name and location
modification or discontinuation on the basis of the other party's notification of it's wishes in writing.

On behalf of each organization, the undersigned agree to the terms detailed above, effective immediately up on signing by both parties.


Sign Date 10/31/03

Jerry Wang
Director of Administrative Affairs
University of East-West Medicine

31 Oct. 2003
Sign Date

AGREEMENT


This is an agreement between HOPPY'S FOOD MART and the University of
Name and location
East-West Medicine both located in Sunnyvale, California.

For the mutual benefit of both parties, we agree to the following terms:


1. The University of East-West Medicine clinic will offer two free treatments per month for HOPPY'S FOOD MART.
Name and location
2. The HOPPY'S FOOD MART will provide free parking
Name and location
spaces located on the side and behind our building to University of East-West Medicine with no time limitation.

In case either party wishes to modify or discontinue this arrangement, both the University of East-West Medicine and HOPPY'S FOOD MART agree to allow modification or discontinuation on the basis of the other party's notification of it's wishes in writing.

On behalf of each organization, the undersigned agree to the terms detailed above, effective immediately up on signing by both parties.

 10/31/03
Sign Date

Jerry Wang
Director of Administrative Affairs
University of East-West Medicine

 10-31-03
Sign Date

SUNNYVALE
CA 94087
Owner

AGREEMENT

This is an agreement between Benny Mirkin
939 W. El Camino and the University of
Name and location
East-West Medicine both located in Sunnyvale, California.

For the mutual benefit of both parties, we agree to the following terms:

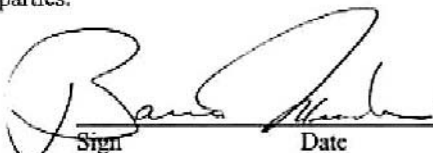
1. The University of East-West Medicine clinic will offer two free treatments per month for B.E.C. Engineering.
Name and location
2. The building @ 939 W. El Camino will provide ¹⁰⁽¹⁰⁾~~36~~ free parking
Name and location
spaces located behind our building to University of East-West Medicine with no time limitation.

In case either party wishes to modify or discontinue this arrangement, both the University of East-West Medicine and Benny Mirkin agree to allow modification or discontinuation on the basis of the other party's notification of it's wishes in writing.

On behalf of each organization, the undersigned agree to the terms detailed above, effective immediately up on signing by both parties.


Sign Date

Jerry Wang
Director of Administrative Affairs
University of East-West Medicine

 10-31-03
Sign Date

Barry Mirkin

Church Parking
 Church Building
 4:00 - 6:00 PM
 Mon - Fri
 Only
 30 P
 Written Agreement
 ATTACHMENT 7
 Page 7

(no time limit)
 110 P
 Written Agreement
 Staff Parking
 total 58 parking space
 staff can park up to 10 parking
 building

Student Parking
 (no time limit)
 building
 12 P
 Written Agreement
 Mary Ave
 11 P
 Written Agreement
 (no time limit)
 building

EL Camino Real
 15 P
 Self Parking
 28 P
 Written Agreement
 15 P
 Verbal Agreement
 Visitor, Patient only
 (no time limit)
 Total 66 parking space
 University Building
 Building
 28 P
 Written Agreement
 20 P
 Verbal Agreement
 18 P
 Self Agreement
 Student Parking only
 (no time limit)
 Total 66 parking space

ACADEMIC POLICIES

Student Conduct

UEWM expects a high standard of honesty and integrity from all members of its community. The University seeks students who are knowledgeable, forthright and honest.

At the discretion of the Director of Administrative Affairs, a student may be dismissed from the University for behavior disruptive to the educational mission of the University, continually violate the policy of the University, for academic dishonesty, for any conduct or carelessness that endangers life, and for acts or inattention which violate the physician-patient relationship. A listing of such, but not limited to those, is stated below:

- Excessive unexcused absences or tardiness
- Unauthorized possession, use or consumption of alcoholic beverages or illegal drugs while on the UEWM premises or at a UEWM sponsored event
- Intoxication
- Altercation
- Dishonesty
- Possession, use or abuse of a weapon, dangerous material, or unlawful substance
- Intent to undermine the goals of the institution
- Grave personal misconduct
- Misuse, unauthorized use, or damage to UEWM property
- Engaging in competition with UEWM or converting business opportunities of UEWM to personal gain
- Sexual or physical assault on-campus
- Unlawful harassment of an employee, student or other person
- Failure to meet financial obligations or commitments to UEWM
- Unauthorized release of confidential information about the UEWM employees, faculty, alumni, students or patients
- Violation of general UEWM rules and regulations

The President of UEWM may place on probation, suspend or expel a student for one or more of the causes enumerated above. No fees or tuition paid by or for such student for the term in which he or she is suspended or expelled shall be refunded.

2003-0430 Attachment 5

ATTACHMENT 5
Page 1 of 8

To Whom It May Concern:

LOPHNET CAFE located at 612 S. MART AVE
Company name Company location
Sunnyvale, CA. We are neighbors of University of East-West Medicine located at
970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. We agree to share 2 our parking spaces with University of
East-West Medicine. If you have any question feel free to contact me at
650-906-7559.

Sincerely,

MATTHEW A. CVERDUN [Signature]
Name print Name sign

PRESIDENT 10-31-03
Job Position Date

To Whom It May Concern:

Resident located at 946 BLAIR
Company name Company location
Sunnyvale, CA. We are neighbors of University of East-West Medicine located at
970 W. El Camino Real, Sunnyvale, CA. University of East-West Medicine provides
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. We agree to share _____ our parking spaces with University of
East-West Medicine. If you have any question feel free to contact me at
945-8077.

Sincerely,

J. SAVELLY
Name print Name sign
J. Savelly
Job Position Date

To Whom It May Concern:

Resident located at 955 Blair Ave
Company name Company location
Sunnyvale, CA. We are neighbors of University of East-West Medicine located at Sunnyvale
970 W. El Camino Real, Sunnyvale, CA. University of East-West Medicine provides CA 94087
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. We agree to share _____ our parking spaces with University of
East-West Medicine. If you have any question feel free to contact me at
_____.

Sincerely,

Margaret Jane Margaret Laine
Name print Name sign
Resident 10/31/03
Job Position Date

To Whom It May Concern:

Resident located at 7741 Sun Valley
Company name Company location

Sunnyvale, CA. We are neighbors of University of East-West Medicine located at 970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides good services to our community. We support University of East-West Medicine expand the hours of operation from evening and weekend only to weekday, evening and weekend. We agree to share _____ our parking spaces with University of East-West Medicine. If you have any question feel free to contact me at _____.

Sincerely,

[Signature]
Name print Name sign

Job Position Date

To Whom It May Concern:

Buddenbaum located at 963 Bldg. 5
Company name Company location
Sunnyvale, CA. We are neighbors of University of East-West Medicine located at
970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. If you have any question feel free to contact me at
408.733.1030

Sincerely,

Marilyn Buddenbaum M. Buddenbaum
Name print Name sign

Job Position

Date

To Whom It May Concern:

Residents located at 975 BLAIR AVE
Company name Company location

Sunnyvale, CA. We are neighbors of University of East-West Medicine located at 970 W. El Camino Real, Sunnyvale, CA. University of East-West Medicine provides good services to our community. We support University of East-West Medicine expand the hours of operation from evening and weekend only to weekday, evening and weekend. If you have any question feel free to contact me at

408-732-9577

Sincerely,

RUDOLF STRAUPE Rfth
Name print Name sign

Job Position

Date

To Whom It May Concern:

The Black Hole located at 964 W El Camino Real
Company name Company location

Sunnyvale, CA. We are neighbors of University of East-West Medicine located at
970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. If you have any question feel free to contact me at

Sincerely,

Rick 
Name print Name sign

owner 31/10/03
Job Position Date

To Whom It May Concern:

V+H SERVICES INC located at 948 W El Camino Real
Company name Company location

Sunnyvale, CA. We are neighbors of University of East-West Medicine located at 970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides good services to our community. We support University of East-West Medicine expand the hours of operation from evening and weekend only to weekday, evening and weekend. We agree to share _____ our parking spaces with University of East-West Medicine. If you have any question feel free to contact me at

408 736 6505.

Sincerely,

STEVE REAID

Name print

Name sign

[Signature] 10/31/03

Job Position

Date

To Whom It May Concern:

The Black Hole located at 964 W El Camino Real
Company name Company location

Sunnyvale, CA. We are neighbors of University of East-West Medicine located at
970 W. El Camino Real. Sunnyvale, CA. University of East-West Medicine provides
good services to our community. We support University of East-West Medicine
expand the hours of operation from evening and weekend only to weekday, evening
and weekend. If you have any question feel free to contact me at

Sincerely,

Rick 
Name print Name sign

owner 31/10/03
Job Position Date